



# Town of Groton - Public Works

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Public Works  
Administration  
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## Meeting Minutes

### Permanent School Building Committee

**Chairman Rick DeMatto, Vice-Chairman W. Gordon Lange, Robert J. Austin-LaFrance, Richard Monteiro, Robert Morrison, David Russell, and John Webster.**

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Thursday, April 27, 2006

7:00 PM

Town Hall Annex - Community Room 1

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#### Special Meeting - WORKSHOP

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#### 1. ROLL CALL

Members Present: Chairman Rick DeMatto, Robert J. Austin-LaFrance, Gordon Lange, Richard Monteiro, Robert Morrison, David Russell and John Webster

Staff: Rick Norris, Project Manager - School Construction, Wes Greenleaf, Director of School Buildings and Grounds, and Colleen Quattromani, Recorder.

Also present: G. Michael Hewitt, Board of Education Liaison.

The meeting was called to order at 7:03pm.

#### 2. WORKSHOP - POTENTIAL BID PACKAGE ALTERNATIVES

Chairman DeMatto began the special meeting/workshop of the PSBC telling the group that the workshop was for the discussion of possible alternates for the bid packages and to create priorities to guide JCJ Architecture and Gilbane Building Company in the School Building Project.

Mr. Norris, told the Committee that the alternate list they were seeing was developed the experience of JCJ Architecture, Public Works' own expertise in construction and Gilbane's experience and through a series of meetings with Public Works, the Board of Education, JCJ Architecture, and Gilbane Building Company. He stated it was a cooperative effort of all parties and turned to Gilbane for the presentation of the information.

Mr. Manning, Project Executive for Gilbane Building Company, began his discussion with the Committee with an explanation of the information emailed to the Committee the previous evening and Gilbane's budget compliance strategy. Mr. Scalora, Gilbane's Project Manager, reviewed the list of proposed cost savings only bid package alternatives. Mr. Scalora went through each proposed change and gave a description of the substitute item and its pros and cons as an alternate. Discussion on each item followed.

Chairman DeMatto told Gilbane that he felt the wood and stone, was the character of the building. The concept the PSBC was looking for was "bringing the outside in" with natural, open light, and stone and wood. Mr. Scalora told the Committee that he felt reasonably sure that many of the finishing materials listed as deducts have similar alternate materials that can be substituted for the look or esthetics the architects and the PSBC wish to achieve in the building projects. JCJ Architecture is looking into alternatives for the interior cultured stone veneer proposed for the lobby as both JCJ and the Committee feel this area is an important highlight for the buildings. The PSBC also expressed concern for the character of the elementary schools with some of the proposed changes in materials from wood decking and glu-lam to steel framing roof decking. Mr. Monteiro had an alternate material for the decking in mind that Mr. Smolley thought was an interesting product and said he would have JCJ investigate it as yet another possible alternative. Some of the changes proposed will not be obvious such as the reduction to the width of the window curtain walls. The change in gypsum ceilings to acoustical ceilings in the restrooms was approved by Mr. Greenleaf who feels the acoustical ceiling is easier for maintenance purposes.

*The use of manual faucets as opposed to auto sensor valves may be a 504 requirement. JCJ Architecture and the PSBC again want esthetics to be considered in the possible alternate of VCT instead of porcelain tile in the lobby.*

*Following the discussion on the alternate list, Mr. Norris spoke on the use of the owner's contingency in the project costs. Mr. LaFrance asked if there were any expected savings in the project because the two elementary schools were being bid together. Mr. Scalora said that traditionally they would expect a percentage reduction for a multiple award but that we are in an era of unprecedented escalation so the savings maybe smaller than expected.*

*In concluding the alternate list workshop, the group moved some items into the scope adjustments savings category of the Budget Compliance Strategy, some items were to be investigated for further options and others remain as deducts. The deduct items will be brought back to the PSBC for selection as needed after the receipt of the bid packages.*

### **3. ADJOURNMENT**

*The meeting adjourned at 8:40 pm.*